

Waterville

44-184

BK 6736 PG 118

TRANSFER
TAX
PAID

WARRANTY DEED
036759

JOHN S. MASSEY and **BERNADETTE C. MASSEY**, husband and wife,
of Waterville, County of Kennebec, and State of Maine,
for consideration paid,
grant to **SCOTT A. MASSEY** of Waterville, County of Kennebec, and
State of Maine, and **MARK P. JOSEPH** of Waterville, County of
Kennebec, and State of Maine,
with **Warranty Covenants**, the land in Waterville, Kennebec County
and State of Maine.

See attached Exhibit A.

WITNESS our hands and seals this 13th day of December, 2001.

Kathleen Jackson
↓ to be

John S. Massey
JOHN S. MASSEY
Bernadette C. Massey
BERNADETTE C. MASSEY

State of Maine
KENNEBEC, ss

Then personally appeared the above named John S. Massey and
Bernadette C. Massey and acknowledged the foregoing instrument to
be their free act and deed.

Before me,

Kathleen A. Jackson
Notary Public

KATHLEEN A. JACKSON
NOTARY PUBLIC - MAINE
MY COMMISSION EXPIRES 09/18/2002



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EXHIBIT A

Parcel 1 - A certain lot or parcel of land with the buildings thereon situated on Silver Street, in Waterville in the County of Kennebec and State of Maine, bounded and described as follows:

Northerly forty-four (44) feet by said Silver Street; westerly by land now or formerly of Waterville Enterprises, Inc.; southerly by land now or formerly of Donald Michaud; southeasterly by land now or formerly of Louis and Percy Levine, 31.03 feet; easterly by land now or formerly of said Levine and Yotides Lunch 122.50 feet.

The premises are being conveyed together with the following rights and easements which shall be for the benefit of the granted premises and shall exist so long as the building located thereon, the so-called State Theatre, remains standing:

1. The right and easement to use that portion of the land now or formerly of Waterville Enterprises, Inc., as hereinafter described for the purpose of access and egress to and from the rear of the so-called State Theatre building located on the granted premises to Silver Street.

Northerly by Silver Street; westerly by the exterior wall of the store building presently located on the land now or formerly of Waterville Enterprises, Inc., and by a southerly extension of said exterior wall; southerly by land now or formerly of Donald Michaud; easterly by the westerly boundary line of the granted premises.

2. The right and easement to use a certain rectangular portion of the land now or formerly of Waterville Enterprises, Inc. as hereinafter described for the purpose of passing and repassing on foot between the so-called State Theatre building and the stairway in the rear of a building as it is presently located on the property now or formerly owned by the Estate of William T. Haines, and which abuts the westerly boundary line of the land now or formerly of Waterville Enterprises, Inc. for so long as the grantee has the right to use the said stairway.

Westerly by said stairway approximately eight (8) feet; southerly by land now or formerly of Waterville Enterprises, Inc.; easterly by the westerly boundary of the granted premises; northerly by land now or formerly of Waterville Enterprises, Inc.

3. The right and easement to use and maintain the portion of the so-called State Theatre building and a buried oil tank insofar as the same are presently located on a portion of the land now or formerly of Waterville Enterprises, Inc.

The premises are being conveyed subject to the following easements and restrictions:

- A. Sewer right given under date of March 28, 1925, in a deed recorded in Kennebec Registry of Deeds Book 623, Page 449, given by James J. Pray, signing as "J. J. Pary" to the Waterville Building Company.
- B. Grantee shall not, during the period commencing with the date hereof and terminating five years from the date hereof, use nor suffer the use of the premises hereby conveyed as a motion picture theatre, this covenant to be binding upon the heirs, executors, transferees,

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successors and assigns of the grantee and to run with the land.

- C. Easement for construction and maintenance of private way given under date of February 5, 1970 to Anna O. McCurtain and Shirley S. Somes recorded in Kennebec Registry Book 1516, Page 267.
- D. Easement for construction and maintenance of private way given under date of February 5, 1970 to Joseph H. Clarke, William H. Clarke and Edith C. Wile recorded in said Registry Book 1516, Page 271.
- E. Construction access right of way given under date of February 5, 1970 to City of Waterville recorded in said Registry Book 1516, Page 259.

Being the same premises conveyed to John S. Massey by warranty deed from Alfred D. Joseph dated December 27, 1985 and recorded in Kennebec Registry of Deeds Book 2898, Page 15.

Parcel 2 - A certain lot or parcel of land with the buildings thereon situate in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at a point in the southerly line of Silver Street which point is twenty-two (22) feet westerly measuring along said Silver Street from the northwest corner of land occupied or formerly occupied by E. S. Dunn; thence running southerly and parallel with the westerly line of said Dunn land fifty (50) feet; thence running westerly and parallel with said southerly line of said Silver Street twenty-two (22) feet; thence running northerly to Silver Street; thence running easterly on said Silver Street twenty-two (22) feet to the point of beginning.

Parcel 3 - A certain lot or parcel of land, together with any buildings thereon, situate in said Waterville, bounded and described as follows:

Beginning at the southwest corner of land conveyed on November 2, 1920 by Harry E. Blanchard to Norbert Krutzky by warranty deed; thence running southerly along the westerly line of land conveyed November 2, 1920 by said Blanchard to Krutzky by quit-claim deed to the Bacon Line; thence running westerly on said Bacon Line to land now or formerly of J. J. Pray; thence running northerly on the westerly line of said Pray's land to the southwest corner of land conveyed November 2, 1920 by said Blanchard to the J. B. Friel Company, a corporation duly established by law and having a place of business at said Waterville, by warranty deed; thence running easterly along the southerly line of said land conveyed by said Blanchard to said J. B. Friel Company by warranty deed.

Parcels 2 and 3 were conveyed to Bernadette C. Massey by warranty deed of Elizabeth R. Ferris and Joseph A. Ferris, Jr. dated February 19, 1986 and recorded in Kennebec Registry of Deeds Book 2919, Page 63.

RECEIVED KENNEBEC SS.

2001 DEC 17 AM 9:00

ATTEST: *Louise Reed*
REGISTER OF DEEDS